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2013

Annual Reports

Of The Selectmen and Other Town Officers



of the Town of
LANGDON, N.H.

For the year ending December 31st
2013

TOWN MEETING
MARCH 11, 2014

Notice of Town Hours

All meetings are held at the Langdon Municipal Building unless otherwise noted.

Board of Selectmen

October through May – every Monday night at 7:00 PM

June through September – 1st, 3rd and 5th Mondays of the month at 7:00 PM

The Selectboard does not meet on federal holidays.

Selectmen's Office

Mondays and Wednesdays, 9:00 A.M. to 1:00 P.M.

Town Clerk

Wednesday and Thursday: 4:30 P.M. to 6:30 P.M.;

First Saturday of the Month: - 8:00 A.M. to 11:00 A.M.

Planning Board

3rd Wednesday of the month at 7:00 P.M.

Zoning Board of Adjustment

4th Thursday of the month as needed at 7:00 P.M.

Cemetery Trustees

2nd Tuesday of the month at 7:00 P.M.

Heritage Commission

1st Wednesday of the month at 7:00 P.M. – at the Langdon Town Hall

CONTACT INFORMATION

Town Office: 603-835-2389

603-835-6055 (fax)

Tax Collector: 603-835-6260

Town Web Site: www.langdonnh.org

E-Mail: townoflangdon@yahoo.com

Building Inspector: 603-835-6032

Zoning Board: 603-835-2138

Planning Board: 603-835-6844

Highway Garage: 603-835-2882

Police Department: 603-835-2651

Fire Department: 603-835-6353

Dispatch: 603-826-5747

Emergencies: 911 or 352-1100

Emergencies: 911

Transfer Station

Wednesday and Saturday

Town of Alstead Facility

7 A.M. to 5 P.M. 603-835-2425

Shedd-Porter Library
Alstead, NH

Wednesday: 11 a.m. to 5 p.m.

Friday: 11 a.m. to 5 p.m.,

Thursday: 11:00 a.m. to 7:00 p.m.

Saturday: 9:00 a.m. to Noon

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Elected Officers

MODERATOR FOR 2 YEAR TERM

Jeffrey Holmes	Term Expires 2014
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SELECTMEN FOR 3 YEAR TERM

John "Jay" Grant	Term Expires 2014
Ronald Batchelder	Term Expires 2015
Betty Whipple (Resigned: Sept. 30,2013)	Term Expires 2016
George "Bud" Ross (Appointed: November 4, 2013)	Term Expires 2014

TOWN CLERK FOR 3 YEAR TERM

Angela Esslinger	Term Expires 2014
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TAX COLLECTOR FOR 3 YEAR TERM

Andrea Cheeney	Term Expires 2016
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TREASURER FOR 3 YEAR TERM

Kathleen A. Beam	Term Expires 2014
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SEXTON FOR 1 YEAR TERM

Curtis Barnes	Term Expires 2014
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TRUSTEES OF THE TRUST FUND

Tina Christie	Term Expires 2014
Hayes Stagner	Term Expires 2015
Fred McKee	Term Expires 2016

CEMETERY TRUSTEE

Gina Beach	Term Expires 2014
George Whipple (Resigned: Sept. 28, 2013)	Term Expires 2015
Todd Porter (Appointed: Jan. 27, 2014)	Term Expires 2015
Douglas Beach	Term Expires 2016

SUPERVISORS OF THE CHECKLIST FOR 6 YEAR TERM

Ruth Kemp	Term Expires 2015
Charles Grout Sr.	Term Expires 2017
Myrna Harrington	Term Expires 2018

FIRE CHIEF FOR 1 YEAR TERM

Gregory Chaffee	Term Expires 2014
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FALL MOUNTAIN SCHOOL BOARD FOR 3 YEAR TERM

Mary Henry	Term Expires 2014
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Appointed Town Officers

DEPUTY TOWN CLERK: Tina Christie

DEPUTY TAX COLLECTOR: Tina Christie

DEPUTY TREASURER: Linda Campbell

HEALTH OFFICER: Lisa Robichaud

POLICE CHIEF: Raymond L'Abbe

BUILDING INSPECTOR: Everett Adams

FOREST FIRE WARDEN: Fred Roentsch

DEPUTY FOREST FIRE WARDENS:

Greg Chaffee, Greg Cheeney, Curtis Barnes, Virginia Gilman

EMERGENCY MANAGEMENT DIRECTOR

Virginia Gilman

PLANNING BOARD

(7 members)

J. Pat Breslend	Term Expires 2014
Nate Chaffee	Resigned 08-01-2013
Robert Polcari	Term Expires 2015
Bob Fant	Term Expires 2014
Marilyn Stuller	Term Expires 2016
Rob Chamberlain	Resigned 04-01-2013
Ron Batchelder	Ex Officio
Curtis Barnes (Alternate)	Term Expires 2016
Haley Cody (Alternate)	Term Expires 2016

ZONING BOARD OF ADJUSTMENT

(5 members)

Mary Henry	Term Expires 2015
Raymond L'Abbe	Term Expires 2014
Fred Roentsch	Term Expires 2016
Greg Chaffee	Term Expires 2015
Dennis McClary (Alternate)	Term Expires 2014
Jay Grant	Ex Officio
Bob Fant (Alternate)	Term Expires 2015

HERITAGE COMMISSION

(7 members)

Dennis McClary	Term Expires 2016
Caroline Cross	Term Expires 2014
Mike Sweeney (Alternate)	Term Expires 2014
Carole Ann Centre	Term Expires 2014
Cliff Oster	Term Expires 2014
Rita Gulardo	Term Expires 2015
John Gulardo (Alternate)	Term Expires 2015
Bud Ross	Ex-Officio
Andrea Cheeney	Term Expires 2015
Kate Gallagher	Term Expires 2015
Lorraine Chaffee (Alternate)	Term Expires 2016

SCHEDULE OF TOWN PROPERTY

As of December 31, 2013

(Assessed Values)

5408	Town Hall, Lands & Buildings	\$261,478
	Town Hall Furniture & Equipment	500
5404	Old Fire Department Land & Buildings	142,600
5305	Highway Department Land & Buildings	188,300
	Highway Department Vehicles & Equip	250,000
	Former Solid Waste Buildings	4,800
	Solid Waste Department Equipment	20,000
5427	Municipal Building & Land	400,000
	Municipal Building Contents	300,000
	New Fire Station	197,000
	Fire Department Vehicles & Equipment	436,000
	Police Department Vehicles & Equipment	39,500
5408.1	Town Common	5,500
5401	Village Road	3,047
5414	Tory Hill Road	400
3414.1	Cheshire Turnpike	11,000

TOTAL	\$2,260,125
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**The State of New Hampshire
Town of Langdon
Town Warrant**

To the inhabitants of the Town of Langdon, County of Sullivan, in said State, qualified to vote in town affairs:

You are hereby notified to meet at the Municipal Building in said Langdon on Tuesday, the eleventh day of March, at ten of the clock a.m. until seven p.m. Regular business meeting will commence at seven-fifteen p.m. at the Town Hall.

(Article 1 will be voted on by ballot during the day.)

Article 1: To choose all necessary officers for the ensuing year.

Article 2: To see if the Town will raise and appropriate the sum of Five-Hundred-Ninety-One-Thousand Five Hundred and Eighty-Two Dollars (\$591,582) for the general operating expenses of the Town. This article does not include special or individual articles addressed.

Article 3: To see if the Town will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to be added to the Fire Rescue Truck Capital Reserve Fund previously established. The Selectmen recommend this article.

Article 4: To see if the Town will vote to raise and appropriate the sum of Fifteen Thousand Dollars (\$15,000) to be added to the Highway Equipment Capital Reserve Fund previously established. The Selectmen recommend this article.

Article 5: To see if the Town will vote to raise and appropriate the sum of Thirty-Five-Thousand Dollars (\$35,000) for the purpose of Paving of Town Roads. Twenty-Five Thousand Dollars (\$25,000) to come from unreserved fund balance, Ten Thousand Dollars (\$10,000) to come from general taxation. The Selectmen recommend this article.

Article 6: To see if the Town will vote to raise and appropriate the sum of Five-Thousand Dollars (\$5,000) to be added to the Police Cruiser Capital Reserve Fund previously established. The Selectmen recommend this article.

Article 7: To see if the Town will vote to establish a Recreation Revolving Fund pursuant to RSA 35-B:2 II. The money received from fees and charges for recreation park services and facilities shall be allowed to accumulate from year to year, and shall not be considered to be part of the general fund unreserved fund balance. The treasurer shall have custody of all monies in the fund, and shall pay out the same only upon order of the Selectmen (no further legislative body approval required). These funds may be expended only for recreation purposes as stated in RSA 35-B, and no expenditure shall be made in such a way as to require the expenditure of other funds that have not been appropriated for that purpose.

Article 8: To see if the Town will vote to raise and appropriate the sum of Four Thousand Dollars (\$4,000) for the purpose of dust control on Holden Hill Road. Funds to be used to apply liquid chloride and roll upaved portions of the road. The Selectmen recommend this article.

Article 9: To see if the Town will vote to raise and appropriate the sum of Five-Thousand-Two-Hundred Dollars (\$5,200) to purchase a zero steer riding mower for the cemeteries. The Selectmen recommend this article.

Article 10: To see if the Town will vote to raise and appropriate the sum of One-Thousand-Five-Hundred-fifty Dollars (\$1,550) to purchase software for the on line registration of motor vehicles. The Selectmen recommend this article.

Article 11: To allow accounts

Article 12: To transact any other business that may legally come before this meeting.

Given under our hands and seal this 11th day of February in the year of our Lord, Two Thousand Fourteen.

John Grant

Ronald Batchelder

George Ross

A true copy of the warrant-attest

John Grant

Ronald Batchelder

George Ross

**Town of Langdon
201th Annual Meeting
Langdon Town Hall
Tuesday, March 12, 2013**

Moderator, Jeff Holmes commenced the meeting at 7:17 pm

Article 1

SELECTMAN FOR THREE YEAR TERM

Betty Whipple 134 votes

TAX COLLECTOR FOR THREE YEAR TERM

Andrea Cheeney 157 votes

FIRE CHIEF ONE YEAR TERM

Greg Chaffee 155 votes

SEXTON FOR ONE YEAR TERM

Curtis Barnes 155 votes

CEMETERY TRUSTEE FOR THREE YEARS

Doug Beach 88 votes

CEMETERY TRUSTEE FOR TWO YEARS

George Whipple 80 votes

TRUST FUND TRUSTEE FOR THREE YEARS

Fred McKee 142 votes

CHECKLIST SUPERVISOR FOR SIX YEAR TERM

Myrna Harrington 157 votes

Article 2

To see if the Town will raise and appropriate the sum of Five-Hundred-Seventy-Six-Thousand and Six-Hundred-Forty-Five Dollars (\$576,645) for the general operating expenses of the Town. This article does not include special or individual articles addressed.

Moved and seconded, no discussion, passed by voice vote.

None opposed.

Article 3

To see if the Town will vote to raise and appropriate the sum of Two-Thousand-Five-Hundred Dollars (\$2,500) for the capital expenses of the Fire Department.

Moved and seconded, no discussion, passed by voice vote.

None opposed.

Article 4

To see if the Town will vote to raise and appropriate the sum of Two-Thousand Dollars (\$2,000) for the capital expenses of the Police Department.

Moved and seconded, no discussion, passed by voice vote.

None opposed.

Article 5

To see if the Town will vote to raise and appropriate the sum of Ten-Thousand Dollars (\$10,000) to be added to the Fire rescue Truck Capital Reserve Fund previously established.

Fred Roentsch Moved and Greg Chaffee seconded, no discussion, passed by voice vote.

None opposed.

Article 6

To see if the Town will vote to raise and appropriate the sum of Fifteen-Thousand Dollars (\$15,000) to be added to the Highway Equipment Capital Reserve Fund previously established.

Moved and seconded, no discussion, passed by voice vote.

None opposed.

Article 7

To see if the Town will vote to raise and appropriate the sum of Fifty-Thousand Dollars (\$50,000) for the purpose of Paving of Town Roads. Twenty-Five-Thousand Dollars (\$25,000) to come from unreserved fund balance, Twenty-Five-Thousand Dollars (\$25,000) to come from taxation.

Marilyn Martin asked which roads they are planning on paving.

Todd Porter answered that paying to the end of the current pavement of Holden Hill.

Robert Polcari asked if the town had a long-range plan for paving.

Todd Porter answered that the town has a five year plan for paving and this year will go with 1" from the Town Hall up.

Bill Harrington asked why the town did not take all money out of surplus.

Jay Grant said that we could take the full amount of surplus to hold tax in town at flat rate but need to try to be conservative and to keep the mill rate down every year.

Fund balance of over \$200,000 is there for emergencies, State likes Towns to have balance of 8 to 10 percent of total budget.

Hearing no further discussion, Moved and seconded, no discussion, passed by voice vote.

None opposed.

Article 8

To see if the Town will vote to raise and appropriate the sum of Five-Thousand Dollars (\$5,000) to be added to the Police Cruiser Capital Reserve Fund previously established.

Moved and seconded, no discussion, passed by voice vote.

None opposed.

Article 9

To see if the Town will vote to allow the Selectmen to enter into a three year agreement with Thomas Canfield. The proposed agreement is as follows: "As of January 1, 2013 the Town of Langdon will have all excavation rights to the Canfield Property (Lot 1-5425.0). The Town of Langdon will remove gravel and stone from the property for use on Town Roads. All excavation will cease and the property will be reclaimed according to the standards of NH RSA 155-E by December 31, 2015.

Clarence Koss asked what the estimated cost of the project is.

Jay Grant responded that it would be between \$75,000 and \$100,000 and that it would last the Town an estimated 10 years.

Clarence Koss asked how many yards of gravel were they expected to crush.

Todd Porter answered with between 12,000 to 15,000 yards total which would be approximately 8,000 yards of gravel and 7,000 yards of stone.

Clarence Koss asked how much gravel has the Town purchased.

Todd Porter responded that the Town has not purchased any gravel, only sand.

Shelly Barnes asked who is responsible for reclamation costs.

Jay Grant responded that the Town is responsible for reclamation costs.

Betty Whipple stated that there is a written agreement between the Town and Canfield that the Town is responsible for all reclamation costs.

Scott Bardis asked what Canfield receives from this agreement.

Jay Grant responded that he gets to have his land reclaimed.

Mike Kmiec asked whether or not stone would be screen from the loam pile and used for the reclamation also and Todd Porter said, yes. Don Martin moved and Rodney Campbell seconded, passed by voice vote. One opposed.

The Moderator received a written request with 5 signatures requesting a paper ballot for Articles 10, 12 and 13.

Article 10

To see if the Town will vote to raise and appropriate the sum of One-Hundred-Fifty-Three-Thousand-Sixteen Dollars (\$153,016) to convert 3500 square feet on the municipal building in to a community center, One-Hundred-Fifty-Three-Thousand-Five-Hundred-Sixteen Dollars (\$153,516) to be raised through pledges, donations and grants, Two-Thousand-Five-Hundred Dollars, (\$2,500) to come from taxation.

Don Martin moved and Greg Chaffee seconded the motion.

After much discussion the Question moved. Ballot moved.

Ballot vote at 8:47pm.

9:20pm ballots were counted.

9:26pm

Ballot results:

YES: 57 NO: 68 Article 10 failed.

During the time it took to count ballots, Bob Fant on behalf of the Planning Commission drew the winner of the Langdon Town Plan raffle.

The winner was Robert Gentile.

Polly Bancroft drew the winner for the quilt which was Loretta Meserve.

Polly Bancroft on behalf of the Community Center Community thanked everyone for their donations.

Article 11

To see if the Town will vote to raise appropriate the sum of Ten-Thousand Dollars (\$10,000) for repainting the west (front) side of the Town hall.

Betty Whipple would like to amend the article to state that two sides would be painted with these funds.

Jay Grant said that a local painting company that does historical restorations recommended that one side be redone per year then the steeple on the 5th year. The process is that staging is erected, three clapboards scraped, then prime right behind scraping.

Dennis McClary Moved and Andrea Cheeney seconded, passed by voice vote.
None opposed.

Article 12

To see if the Town will vote to allow the Fall Mountain Community Food Shelf to continue to occupy the 2400 sq. ft. area of the Municipal Building, formerly known as the Baker Showroom for another 3 years. The Town will continue to pay the heat and electricity. (By Petition)

After discussion, Scott Bardis suggested that the article be amended to say "The Food Shelf to have three years in current space they are using now" and not define the square footage.

Moved and seconded, no further discussion, passed by voice vote.
None opposed.

After further discussion regarding repairs the building will need, a motion was made to move the question.
Passed

Petitioners of written ballot removed request.

Article 12 passed as amended by voice vote. None opposed.

Article 13

To see if the Town will vote to allocate the 2400 sq. ft. currently used by the Food Shelf as rental space in the event that it is vacated by the Food Shelf. That income would be used to offset cost of taxpayer dollars to operate this building.

Shelly Barnes, Motion and Andrea Cheeney, Second to pass over article.

Voice vote passed.
This article was passed over.

Article 14

To allow accounts.

Betty Whipple – Services as Selectman Chair \$2,500

Jay Grant – Services as selectman \$2,200

Ron Batchelder – Services as Selectman \$2,200

Article was passed by voice vote. None opposed.

Article 15

Everett Adams: due to the fact we have a severe rodent problem in the municipal building, I think the issue is beyond the town's health inspector and the Town should contact the State Health Inspector.

Scott Bardis made the Motion "\$500 paid by taxpayers to go in to the Langdon Fishing Derby fund which is being resurrected." Andrea Cheeney, Seconded. Town Recreation Committee is overseeing this and the money goes into a town account handled by the town treasurer. Kim Matrianni stated as the head of the recreation committee, all funds will be clearly defined.

Select Board Member, Betty Whipple stated that she doesn't think that can be raised from the floor but is sure the funds can be found within the budget.

A straw vote (vote yay or neh) to find what the community would like ensued.

PASSED, the Select Board will find the money within the budget for this community event.

Mike Sweeney stated that May 19th will be the Fishing Derby beginning at 8:00am at Valley View Basin Farm. This event is rain or shine.

Katie Gallagher stated that May 18th will be the 4th annual Restoration Walk.

Andrea Cheeney stated that the Community Days at Sarah Porter School will take place again this year and that local businesses are encouraged to donate their time or materials to the school kids.

Pat Roentsch made the motion to demolish the space the Food Shelf currently occupy's in the event the food shelf vacates the area.

Scott Bardis asked how much it would cost to demolish.

Select Board Member, Betty Whipple stated it would be around \$30,000, less than the cost of the roof.

Curt Clough stated that he thought the under lying premise is that the food shelf will not be there in three years. Moved to table the current motion indefinitely.

Moved and seconded, no discussion, passed by voice vote.
None opposed.

Bill Harrington stated that he thought in previous Town Reports more accounting as to where all the money went was listed.

Select Board Member, Betty Whipple stated that the costs of printing have risen and that anyone is welcome to come down to the Town Office during business hours and review.

Adjourn

Don Martin made a motion to adjourn, seconded by Marilyn Martin.
The meeting adjourned at 10:18pm.

Respectfully submitted,

Angela Esslinger
Town Clerk

Zoning Board Report 2013

The ZBA meets on the 4th Thursday of the month at 7:00pm as necessary. Meeting times will be posted at the Town Offices and the Town Hall. Again we do not have regular meetings. The ZBA only meets when it has business to discuss or to have a work meeting.

This was a quiet year for the ZBA. We only had one meeting to elect officers for the current year and review the following years meeting minutes. If for any reason you need to meet with the ZBA, please contact Mary Henry at 835-2138.

I would like to thank everyone who participated this year on the board. Their work and time was greatly appreciated.

Respectfully Submitted,

Mary Henry

ZBA Chairman

1	2	3	4	5	6	7
Acct. #	Purpose of Appropriations (RSA 32:3,V)	Warr. Art.#	Appropriations Prior Year As Approved by DRA	Actual Expenditures Prior Year	Appropriations Ensuing FY (Recommended)	Appropriations Ensuing FY (Not Recommended)
GENERAL GOVERNMENT						
4130-4139	Executive (Town Officers Salaries)		28,000	25,849	28,000	
4140-4149	Election, Reg & Vital Statistics		2,000	832	3,000	
4150-4151	Financial Admin (Town Officers Exp.)		42,600	39,761	45,100	
4152	Revaluation of Property		10,500	9,790	10,500	
4153	Legal Expense		6,000	6,213	8,000	
4191-4193	Planning & Zoning		4,000	3,570	4,000	
4194	General Government Buildings		42,000	35,189	42,000	
4195	Cemeteries		9,000	10,290	10,500	
4196	Insurance		13,009	13,695	14,333	
4197	Advertising & Regional Assoc.		1,000	1,397	1,500	
4199						
PUBLIC SAFETY						
4210-4214	Police		36,000	34,034	38,000	
4210-4214	School Resource Officer		64,932	65,669	67,255	
4215-4219	Ambulance		8,424	8,424	8,424	
4220-4229	Fire		28,000	27,264	30,500	
HIGHWAYS & STREETS						
4312	Highways & Streets		180,000	187,533	180,000	
SANITATION						
4324	Solid Waste Disposal		38,000	35,307	38,000	
HEALTH						
4414	Pest Control (Dogs)		1,000	355	1,000	
4415-4419	Health Agencies & Hosp. & Other		1,500	2,000	2,000	
WELFARE						
4441-4442	Admin. & Direct Assistance		2,500	0	2,500	
4445-4449	Vendor Payments & Other		5,000	1,000	5,000	
CULTURE & RECREATION						
4550-4559	Library		5,100	5,100	5,100	
4583	Patriotic Purposes		200	200	200	
4589	Other Culture & Recreation		1,000	1,500	1,500	
DEBT SERVICE						
4711	Principal Long Term Bonds & Notes		40,000	40,679	40,000	
4721	Interest Long Term Bonds & Notes		6,880	6,471	5,160	
CAPITAL OUTLAY						
4903	Repaint Town Hall		10,000	10,000	0	
4902	Mower for Cemetery		0	0	5,200	
4902	Chloride Holden Hill				4,000	
4902	Fire Equipment		2,500	2,500		
4902	Highway Paving		50,000	50,000	35,000	
4902	On Line Vehicle Registration		0	0	1,550	
4902	Police Equipment		2,000	1,762		
OPERATING TRANSFERS OUT						
4915	To Capital Reserve Fund					
	Highway Equipment		15,000	15,000	15,000	
	Police Dept. Cruiser		5,000	5,000	5,000	
	Rescue Vehicles		10,000	10,000	10,000	
	Refunds:		0		0	
TOTAL APPROPRIATIONS			671,145	656,384	667,322	
LESS REVENUES			318,285	349,627	315,280	
TAXES TO BE RAISED			352,860		352,042	

1	2	3	4	5	6
Acct. #	Source of Revenue	Warr. Art.#	Estimated Revenues Prior Year	Actual Revenues Prior Year	Estimated Revenues Ensuing Year
TAXES					
3120	Land Use Change Tax		0	0	0
3185	Timber Taxes		500	2,862	2,000
3190	Interest & Penalties on Delinquent Taxes		10,000	15,097	10,000
3187	Excavation Tax (\$.02 cents per cu yd)		150	100	100
LICENSES, PERMITS & FEES					
3210	Business Licenses & Permits		0		0
3220	Motor Vehicle Permit Fees		100,000	122,069	120,000
3230	Building Permits		800	225	200
3290	Other Licenses, Permits & Fees		2,000	1,557	2,000
	Forest Fire Reimbursement		0	672	500
OTHER GOVERNMENTS					
3379	FROM FMRSD (School Resource Officer)		64,932	66,284	67,255
FROM STATE					
3351	Shared Revenues		0	0	0
3352	Meals & Rooms Tax Distribution		28,500	30,622	30,000
3353	Highway Block Grant		48,000	46,390	46,000
3355	Misc. State Revenues		0		0
3356	State & Federal Forest Land Reimbursement		589	350	350
3379	FROM OTHER GOVERNMENTS (Court Fines)		100	450	300
CHARGES FOR SERVICES					
3401-3406	Income from Departments (Police)		0		0
3401-3406					
MISCELLANEOUS REVENUES					
3501	Sale of Municipal Property		13,864	13,864	0
3502	Interest on Investments		1,000	971	1,000
3503-3509	Other (Copies, Maps, Histories)		0	211	200
3503-3509	Others (Refunds & Insurance Payment)		100	1,230	100
3503-3509	Other (Rent of Property)		22,000	20,165	8,775
INTERFUND OPERATING TRANSFERS IN					
3915	Cemetery Perpetual Care		750	1,508	1,500
3915	Paving (Fund Balance)		25,000	25,000	25,000
3915			0	0	0
3915			0	0	0
3915	From Capital Reserve Funds		0	0	0
OTHER FINANCING SOURCES					
3394	Proceeds from Long Term Bonds and Notes		0	0	0
TOTAL ESTIMATED REVENUE & CREDITS			318,285	349,627	315,280

GENERAL FUND BALANCE SHEET

	Jan. 1, 2013	Dec. 31, 2013
Current Assets:		
Cash and equivalents:	\$669,650	\$726,111
Taxes Receivable:	\$116,172	\$110,550
Liens Receivable:	\$ 70,091	\$ 67148
Accounts Receivable:	\$0	\$0
Total Assets:	\$855,913	\$903,809
Liabilities and Fund Equity		
Due to School District:	\$479,763	\$489,163
Warrants and Accounts Payable:	\$ 0	\$0
Total Liabilities:	\$479,763	\$489,163
Fund Equity:		
Unassigned:	\$376,150	\$414,646
Total Fund Equity:	\$376,150	\$414,646
Total Liabilities and Fund Equity:	\$855,913	\$903,809

**REPORT OF THE TOWN TREASURER
FOR THE FISCAL YEAR 2013**

Cash Balance on hand on January 1, 2013		\$669,649.94
Remittance from the Tax Collector	1,601,565.36	
Taxes FMRSD	439.25	
Remittance from the Town Clerk	123,621.71	
Total - Town of Langdon		1,725,626.32
Remittance from State of NH		
Highway Block Grant	46,390.22	
Rooms & Meals Tax	30,621.65	
Reimbursement State Forest Land	350.32	
Total - State of New Hampshire		77,362.19
Miscellaneous Receipts		
School Resource Officer Reimbursement	66,284.19	
Permits	225.00	
Court Reimbursement	450.00	
Rent Baker Building	20,165.00	
Refunds and overpayments	1,230.24	
Interest Income Money Market Acct	971.10	
Copying and Tax Maps	61.00	
Void Checks	14.65	
Forest Fire Reimbursement	672.43	
Planning Board	100.00	
Cemetery Income	1,507.88	
Sale of Town Property	13,864.43	
Total Miscellaneous		105,545.92
Total Income		\$1,908,534.43
Paid on Selectmen's Orders	1,690,213.75	
Police, Highway, and Town Officer Payroll Acct	160,000.00	
Bank Fees	59.25	
Non Sufficient Funds Check	1,586.54	
Supplies - Check Order	213.75	
Total Expenditures		\$1,852,073.29
Balance on Hand December 31, 2013		\$726,111.08

Respectfully Submitted, Kathleen A. Beam, Treasurer

NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL SERVICES DIVISION
P.O. BOX 487, CONCORD, NH 03302-0487
(603)230-5090

TAX COLLECTOR'S REPORT

For the Municipality of LANGDON Year Ending 2013

DEBITS

UNCOLLECTED TAXES BEG. OF YEAR*		Levy for Year of this Report	PRIOR LEVIES (PLEASE SPECIFY YEARS)		
		2013	2012	2011	
Property Taxes	#3110		113552.41	-0.42	
Resident Taxes	#3180				
Land Use Change	#3120				
Yield Taxes	#3185				
Excavation Tax @ \$.02/yd	#3187				
Interest			0.04	0.42	
Property Tax Credit Balance**		< >			
Other Tax or Charges Credit Balance**		< >			
TAXES COMMITTED THIS YEAR				For DRA Use Only	
Property Taxes	#3110	1513950.21	1701.40		
Resident Taxes	#3180				
Land Use Change	#3120				
Yield Taxes	#3185	2861.62			
Excavation Tax @ \$.02/yd	#3187	99.90			
Utility Charges	#3189				
Bad Check Fee		25.00			
OVERPAYMENT REFUNDS					
Property Taxes	#3110	1720.21			
Resident Taxes	#3180				
Land Use Change	#3120				
Yield Taxes	#3185				
Excavation Tax @ \$.02/yd	#3187				
Costs Before Lien			650.50		
Interest - Late Tax	#3190	2854.72	7318.20		
Correction		0.12			
TOTAL DEBITS		\$ 1,521,511.78	\$ 123,222.55	\$ -	\$

*This amount should be the same as the last year's ending balance. If not, please explain.

**Enter as a negative. This is the amount of this year's amounts pre-paid last year as authorized by RSA 80:52-a.

**The amount is already included in the warrant & therefore in line #3110 as positive amount for this year's levy.

TAX COLLECTOR'S REPORT

For the Municipality of Langdon Year Ending 2013

CREDITS

REMITTED TO TREASURER	Levy for Year of This Report	PRIOR LEVIES (PLEASE SPECIFY YEARS)		
		2012	2011	
Property Taxes	1408601.26	68057.95		
Resident Taxes				
Land Use Change				
Yield Taxes	1983.17			
Interest (include lien conversion)	1168.38	53496.14		
Penalties				
Excavation Tax @ \$.02/yd	99.90			
Utility Charges				
Conversion to Lien (principal only)				
Correction	0.12			
DISCOUNTS ALLOWED				
ABATEMENTS MADE				
Property Taxes	374.5			
Resident Taxes				
Land Use Change				
Yield Taxes	878.45			
Excavation Tax @ \$.02/yd				
Interest	54.55	65.15		
CURRENT LEVY DEEDED				
UNCOLLECTED TAXES - END OF YEAR #1080				
Property Taxes	108947.19	1603.27		
Resident Taxes				
Bad Check Charge	25			
Yield Taxes				
Excavation Tax @ \$.02/yd				
Interest	1631.79	0.04		
Property Tax Credit Balance**	-2252.53			
Other Tax or Charges Credit Balance**	< >			
TOTAL CREDITS	1521511.78	123222.55	\$	\$

**Enter as a negative. This is the amount of taxes pre-paid for next year as authorized by RSA 80:52-a
(Be sure to include a positive amount in the appropriate taxes or charges actually remitted to the treasurer).

TAX COLLECTOR'S REPORT

For the Municipality of Langdon Year Ending 2013

DEBITS

	Last Year's Levy	PRIOR LEVIES (PLEASE SPECIFY YEARS)		
	2013	2012	2011	2010
Unredeemed Liens Balance - Beg. Of Year		42765.83	27324.57	18.00
Liens Executed During Fiscal Year	50117.94			
Interest & Costs Collected (After Lien Execution)	602.5	4753.88	9875.06	
TOTAL DEBITS	50720.44	47519.71	37199.63	18.00

CREDITS

REMITTED TO TREASURER		Last Year's Levy	PRIOR LEVIES (PLEASE SPECIFY YEARS)		
		2013	2012	2011	2010
Redemptions		9261.37	16474.71	27324.57	
Interest & Costs Collected (After Lien Execution)	#3190	552.67	4704.79	9823.95	18.00
Abatements of Unredeemed Liens		49.83	49.09	51.11	
Liens Deeded to Municipality					
Unredeemed Liens Balance - End of Year	#1110	40856.57	26291.12		
TOTAL CREDITS		50720.44	47519.71	37199.63	18.00

Does your municipality commit taxes on a semi-annual basis (RSA 76:15-a) ? yes

Under penalties of perjury, I declare that I have examined the information contained in this form and to the best of my belief it is true, correct and complete.

TAX COLLECTOR'S SIGNATURE Andrea J Cheeney DATE 12/31/2013

Report of the Langdon Tax Collector Fiscal Year 2013

My Monday hours are working out wonderfully for those of you that like to pay in person (the hours will appear on your tax bill). I will continue the same schedule in 2014. The secure payment drop box on the outside of the municipal building for collection of check or money order payments is available 24/7. For security reason I don't accept payments at my home. Please do not ask the Town Clerk to accept of taxes as she is not authorized. I am available by appointment; please call 603-835-6260 to arrange an appointment. Payments may also be mailed to PO Box 335 Alstead NH 03602; I accept the **postmark** as the payment date. I have also added an email account I can be reached at: Langdontaxcollector@yahoo.com

In 2014 I will be attending training programs offered by the New Hampshire Department of Revenue Administration and The New Hampshire Tax Collectors Association.

Hope to see you at Town Meeting your vote is important!

2014 Tax Year Important Dates

February –Mail Notice of Arrearage (unpaid taxes and interest for 2013)

March – Notice of Arrearage Due (unpaid taxes and interest for 2013)

April – Lien Notices issued (unpaid taxes and interest for 2013)

May – Lien Notice due (if 2012 taxes and interest are unpaid lien issued with the Sullivan County Registry of Deeds and additional fees are added to balance)

2014 1st issue tax bills are mailed

June – 2014 1st issue tax bills due

Deed notices mailed for 2011 taxes, fees and interest

July – Deed notice due for 2011 taxes, fees and interest are due.

October – Receive new tax rate from NH Department of Revenue Administration

November – 2014 2nd issue tax bill

December – 2014 2nd issue tax bill due

Interest Rates For Late Payments:

Current Years Tax bills – 12%

Taxes currently in the Lien or Deed process – 18% (also subject to additional fees and costs for filing and research)

Land Use Change Tax (Current Use Changes) – 18%

Yield Tax (Timber Tax) – 18%

Excavation Tax (Gravel Tax) – 18%

Respectfully submitted,

Andrea J. Cheeney

Tax Collector

I don't suppose we will ever get to the point where people are pleased to pay taxes, but we owe it to them to see that the collection is done as efficiently as possible, as courteously as possible, and always honestly."

Lyndon B. Johnson

Town Clerk Report

January 1, 2013 – December 31, 2013

Fees Collected

Total Registration & Title Fees Collected	\$122,069.21	1071 registrations issued
Vital Record Fees	\$75.00	
UCC, Election & Miscellaneous Fees	\$372.00	
Dog Licence & Fines	\$1,105.50	163 Dog Licences Issued
Total	\$123,621.71	

New Hampshire Law requires **ALL dogs to be registered each year BY April 30.**

2014 Dog License Information

Puppy (ages 4-7 months) \$7.50
Neutered or Spayed \$7.50
Unaltered Male or Female \$10.00
Senior Citizen \$3.00
(Owner who is 65 years old or older on the first dog only)

Respectfully submitted,

Angela Esslinger
Langdon Town Clerk
Langdowntownclerk@gmail.com

Office Hours: Wednesday and Thursday 4:30 – 6:30pm
First Saturday of each month 8:00 – 11:00am

Summary of Inventory Valuation 2013

<u>Land Type</u>	<u>Acreage</u>	<u>Valuation</u>
Current Use	7,370.07	\$ 785,692
Residential	2,042.22	\$19,592,962
Commercial/Industrial	159.94	\$1,327,014
Total of Taxable Land:	9,572.23	\$21,705,668
Tax Exempt and non-taxable	579.74	\$1,655,505
<u>Value of Buildings Only:</u>		
Residential		\$36,127,600
Manufactured Housing		\$ 763,000
Commercial / Industrial		\$ 1,957,000
Total of Taxable Buildings:		\$38,847,600
Tax Exempt and Non Taxable		\$ 7,517,900
<u>Public Utilities:</u>		\$ 1,011,700
Total Valuation before Exemptions:		\$61,564,968
Less Elderly Exemptions		\$ 411,666
Net Value for Municipal Tax Rate:		\$61,153,302
Less Utilities		\$ 1,011,700
Net Value for State Education Tax Rate		\$60,141,602

2013 Tax Rate Calculation

Gross Town Appropriations	\$671,145	
Less Revenues	\$292,826	
Less Fund Balance Used:	\$ 50,000	
Add overlay	\$ 24,820	
Add War Service Credits	\$ 23,000	
Net Town Appropriation:		\$376,139
Regional School Apportionment	\$1,326,469	
Less Adequate Education Grant	(\$356,025)	
Less State Education Taxes	(\$145,213)	
Net Local School Appropriation:		\$825,231
State Education Tax		\$145,213
County Tax		\$185,926
Total Property Taxes Assessed:	\$1,532,509	
Less War Service Credits	(\$23,000)	
Total Property Tax Commitment:		\$1,509,509

2012 Tax Rate:

Town	\$6.16
School	\$13.49
State Education	\$2.41
County	\$3.04

TOTAL RATE: \$25.10

Langdon Selectboard Report

The year began under a shroud of controversy over two issues: 1) Select board appointments to various boards and 2) the monies raised for the proposed Langdon Community Center.

A solution to the first issue would be for town voters to make the positions on the Planning Board and the Zoning Board of Adjustment elected positions. This would take the Selectboard out of the political middle of appointments and put it directly in the hands of the voters.

The Selectboard by a 2 to 1 vote determined that the Town of Langdon raised no money for the Community Center Project. It was determined that the Langdon Community Club privately raised all monies and as a private organization rightfully laid claim to those funds.

The board appointed Linda Campbell as Deputy Treasurer. The town now has deputy positions of Town Clerk, Tax Collector and Treasurer filled as required by NH State Law.

The Selectboard, responsible for town building maintenance, had the Town Hall scraped and painted, shutters repaired, windows glazed, and rotted clad boards replaced. The light over the Walker Hill entrance was relocated bringing that doorway back to its original historic state. We are also pleased to announce that this year's annual Town Meeting will be the last year we will all have to listen and talk over the noisy old furnace in the back room. In Dec 2013 the town purchased all materials needed for a new furnace in the basement utility room. The installation will be done and paid for this summer.

The cooling system in the municipal building was brought up to state electrical codes by installing shut-off switches on the AC units and air handlers. We also installed a programmable thermostat and lockbox in the atrium where town business now takes place.

After several Safety Committee meetings three "Stop" lines at the Fall Mountain High School intersection were installed, hopefully making the intersection safer for all.

The Board reviewed and updated the Town's Welfare Guidelines, according to State Standards.

The Municipal Building lost its main tenant to the economic times. At this point the taxpayers will be making up the lost income through taxation. The town may want to reconsider keeping this building versus exploring other options in the near future that may save the town money over the long haul.

As you all know by now Betty Whipple resigned from the board due to health reasons. Betty, we hold you in our prayers as you focus on your recovery.

The board would like to thank Bud Ross for assuming the responsibilities of the vacant Selectboard position until the March election. We would like to thank all the volunteers who make up the Planning and Zoning Board, the Zoning Board of Adjustment, The Heritage Commission, the Fall Festival Committee and the Langdon Fishing Derby. We deeply appreciate the work of the Cemetery Trustees and sexton, the volunteers of the Fire Department, our Police Department and Highway Department and crew. Special thanks to Ruth Kemp for the new flag at the Fire Station, Bud and Katie Ross for organizing Clean-up Day, and Katie Gallagher for our 5k walk/run fundraiser.

Sincerely, the 2013 Select Board

Langdon Cemetery Trustees

Annual Report for 2012/2013

1. George Whipple resigned his Trustee position in October 2013.
2. We continue stone cleaning and repair. Both were performed in the Lower and Upper Cemeteries. Thank you to our volunteers and those who loaned us equipment.
3. An additional 200 foot section of fencing was completed on the rear perimeter of the Lower Cemetery.
4. Research and a quote were obtained for repair to the Holden Hill Road side of the Upper Cemetery.
5. Calculations and a written proposal for the Town to purchase a Zero Turn Mower for the Cemeteries was presented to the Select Board as the older Simplicity Mower is now beyond repair. This will be a Warrant Article.
6. A proposal was made to the Select Board that if we purchase a Zero Turn mower, the Sexton is willing to take on the responsibilities of mowing Town properties, i.e. Municipal Building, Fire Station, and Town Hall, thus resulting in the Town not having to hire an outside contractor to perform these mowing requirements. This would save the Town money.
7. The Trustees attend the semi-annual meetings of the New Hampshire Cemetery Trustees Association of which Doug is a Board Member. Resulting from the October meeting we learned that there is an annual Infant Loss Event conducted in Concord for any persons who have lost an infant. We also were informed of an upcoming trend of conducting "Green Burials". This concept will be taken under consideration once we have a full complement of Trustees. We also found resources for small granite markers that can be used to define plots in our cemeteries. We will explore these resources for purchase of same.

8. We would encourage folks who have cemetery plots without documentation issued by the Town to attend a Cemetery Trustees Meeting, the second Tuesday of each month at 7:00pm in the Municipal Building to complete paperwork to create an official record, thus avoiding the potential need to have to take the issue to Probate Court.
9. Planned projects for 2013/2014:
 - Paint/repair the equipment storage shed in the Lower Cemetery.
 - Finish the purchase and installation of fence on the rear perimeter of the Lower Cemetery.
 - Stone cleaning and minor repairs as finances allow.
 - Start to plot and mark with granite markers plots available for purchase in our Cemeteries, starting with the Lower Cemetery as that is currently the most active. We will also be working to plot and mark the new sections of the Upper Cemetery.
 - Sexton is creating index cards with burial records of all interments that have taken place since the inception of the Cemetery Trustees back in 2009.
 - Explore the possibility of getting an Eagle Scout to perform his qualifying project by having him plot our cemeteries.
 - The job of creating rules and regulations for our cemeteries continues on-goingly.
10. Once again we are extremely pleased with the quality of work our Sexton and his helper have done in a very challenging year for the prolific growth of grass.

Respectfully submitted:

Doug Beach, Chairman
Gina Beach, Secretary

BUILDING INSPECTOR'S REPORT FOR 2013 TOWN OF LANGDON

As this year draws to a close we find it to be the biggest decline in new buildings in the last ten years. The residents of Langdon are just trying to maintain their present homes and buildings in today's economy. The following is a list pf permits issued in 2013.

Residential Foundation-to existing house-----	1
Residential Addition-to exiting house-----	1
Outbuilding/shed-----	1
Certificate of occupancy-----	1
Oil Burner operation permit-----	1
Total Permits issued 2013 -----	5

Respectfully Submitted,
Everett L Adams
Langdon Building Inspector.

Langdon Fire Chief's Report 2013

The Langdon Fire and Rescue responded to 75 calls in 2013.

Rescue Calls	43	Fire Alarm	2
Mutual Aid	12	Permit Burn	1
Tree + Wires down	2	Chimney Fire	1
CO Detector	2	Illegal Burn	2
First Alarm	3	False Alarm	1
Telephone Pole fire	1	Phone lines down	2
Odor investigation	1	Brush fire	2

We hold our fire training on the first and third Thursdays of the month and rescue training is held every second Thursday of the month. We are always looking for new membership. Please call Greg Chaffee if you are interested. Ph#603-835-6418
Currently, we have nineteen active members and two Jr. Firefighters on our department. We continually work on keeping certifications up to date.

During 2013 we hosted the following training classes in Langdon:

- *School inspection class presented by Ron Anstey and Tom Humphrey from the State of N.H Fire

Marshal's Office.

- *Incident Command System 100 and 200 class presented by Ted Tillson from N.H. Fire Academy.

- *Cancer awareness class for firefighters presented by Russell Osgood from N.H. Fire Academy.

- *Blood borne pathogens class presented by Ted Tillson from N.H Fire Academy.

- *SCBA (breathing apparatus) training utilizing the mobile burn trailer from the State Fire Academy.

Classes were well attended by Langdon personnel and area towns.

During 2013 there were eleven medical personnel re-certifications. Seven members re-certified in CPR.

Two members re-certified as Emergency Medical Responders and two members re-certified as EMT's.

We were able to attend training in area towns for the following:

- *Forestry training in Keene presented by N.H. Forest and Lands.

- *Auto extrication class in Walpole NH.

- *Four inch hose drill in Walpole NH.

We stayed active in the community. We visited the Sarah Porter School and The Early Learning Center to teach fire safety. We had rescue personnel at the 5K restoration walk and the annual fishing derby. We helped with the bonfire at the F.M.R.H.S. homecoming weekend. On Halloween, we handed out candy, doughnuts, cider and coffee.

The fundraisers that were held in 2013 were successful. We held our annual Mother's Day Breakfast at the Masonic Hall. We provided a food booth for lunch at the Langdon Fall Festival. Proceeds from our fundraisers help us fund needed equipment.

I would like to thank all the members of the Langdon Fire and Rescue for unselfishly giving their valuable time to our community fire and rescue department. The commitment and dedication shown by our members is something to be proud of. I would also like to thank the Langdon Police Department and the Highway Department for working so closely with us.

To report an emergency, you may dial 911 or 352-1100.

Respectfully Submitted,

Greg Chaffee, Langdon Fire Chief

REPORT OF THE LANGDON POLICE CHIEF

We started the year off with a resignation. One of our best officers, Joe Marquay, took a full-time job in Charlestown where he will receive benefits and insurance. We were very sorry to lose such a valuable officer, but I can't say I blame him as he has to look after his family.

Officer Gossetti completed firearms instructor training this year at police standards and training in Concord. He was also promoted to the rank of Sergeant and has been doing a fine job for the Town.

Speeding has been and still is a major problem in our little town. As the roads get better and better the speeding becomes more prevalent therefore accidents increase. We are doing our best to control the situation with proactive patrols but unfortunately are not able to control all of it. We do have a speed trailer that seems to help in the most problematic areas. The trailer was purchased on a 50-50 split with Alstead at no cost to the taxpayer in Langdon.

The calls at the High School are still a major problem. Resource Officer Lieutenant Millard does an excellent job in keeping up with the complaints. She has more calls at the school in a 180 day school year than there are all year in the rest of the town.

If anyone sees any suspicious activity at a neighbor or anywhere in town, try and get a plate number or a description of any vehicles or persons, and either call 911 or 826-5747. If you wish to remain anonymous in reporting a crime call Crime Stoppers Tip Line at 888-680-8477. That's the number for Connecticut Valley Crime Stoppers. There may be a cash award available for calling this number.

Last but not least I would like to thank all the people in the Town of Langdon, the Board of Selectmen, the Fire Department, and the Highway Department for their continued help throughout the year. It is you that makes the Town of Langdon such a great place to live.

Chief Ray L'Abbe

Road Agents Report 2013

Here we are in 2014; we have been able to complete several projects this year.

Paving of Holden Hill's upper half has been completed. We hope to do the lower half from the Town Hall to the corner of Winch Hill and Old Stage Hill road in 2014.

Ditching was done on Egerton, Winch Hill, and Greene road. There is still some needed to be finished for this year.

Roads graveled this year were Holden Hill, Greene road and Old Stage road, with Hemlock and Mellish to be completed this year.

Tree trimming was completed this past year on Mason, Kelley, and Jewitt roads. We will need to finish some more this year.

Culverts were replaced on Egerton, Holden Hill and Winch Hill this year. More will need to be completed this year.

We continue to strive to have low repair costs, with purchasing newer equipment we are able to keep the costs lowered.

It was unfortunate for us this year to go over budget on the Holden Hill paving project, we will try to spend less money this year on paving to help keep us under budget.

Again we would like to thank the Police and Fire department, along with the townspeople and my part time helper Kevin Beal for all the support they have given us over the past years.

Respectfully submitted,

Todd Porter, Road Agent



Roberts & Greene, PLLC

INDEPENDENT AUDITOR'S REPORT

To the Members of the Board of Selectmen
Town of Langdon
Langdon, New Hampshire

We have audited the accompanying financial statements of the governmental activities, the major general fund, and the aggregate remaining fund information of the Town of Langdon, New Hampshire as of and for the year ended December 31, 2012, which collectively comprise the Town's basic financial statements as listed in the table of contents, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Adverse Opinion on Governmental Activities

As discussed in Note I.B.3 to the financial statements, management has not recorded its capital assets in governmental activities and, accordingly, has not recorded depreciation expense on those assets. Accounting principles generally accepted in the United States of America require that those capital assets be capitalized and depreciated, which would increase the assets, net position, and expenses of the governmental activities. The amount by which this departure would affect the assets, net position, and expenses of the governmental activities is not reasonably determinable.

Adverse Opinion

In our opinion, because of the effects of the matter discussed in the preceding paragraph, the financial statements referred to above do not present fairly, in all material respects, the respective financial position of the governmental activities of the Town of Langdon as of December 31, 2012, and the changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Unmodified Opinions

Also, in our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the major general fund and the aggregate remaining fund information of the Town of Langdon as of and for the year ended December 31, 2012, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational and economic context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The Town of Langdon has not presented a management's discussion and analysis. Accounting principles generally accepted in the United States of America have determined that the management's discussion and analysis is necessary to supplement, but is not required to be part of, the basic financial statements.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Langdon's basic financial statements. The combining nonmajor and individual general fund financial statements are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining nonmajor and individual general fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

2013 Planning Board Annual Report

The Planning Board meets on the 3rd Wednesday of every month at 7:00PM at the Langdon Municipal Building. In order to meet 2013 goals and objectives set by the board members, there were 12 additional special meetings held. Subject matter included: reviewing the town's codes, ordinances and regulations, on-site inspections and master plan work meetings.

Gravel regulations continue to be a significant part of planning board business. The board conducted 2 annual inspections for its active gravel sites: Cold River Materials and Pelton Construction. The board observed examples of land reclaimed using hydro-seeding and hand seeding techniques on the Cold River property. There was also an on-site inspection of Cheshire Turnpike property owned by Norm and Mike Excavating as part of their process for a new application for an excavating permit.

Land reclamation as part of gravel operations also continued to be an important topic. The Merrill property was inspected and the reclamation efforts were approved. The board heard from an engineer guest speaker regarding excavation permits and reclamation.

A public hearing was held for one minor subdivision (Cheshire Turnpike) and there were 3 lot line adjustments (Mellish Road and the upper cemetery on Holden Hill).

As part of updating the town's Master Plan, a town wide survey was mailed out to residents in 2012 using the town's property tax and voter lists. The board held 9 special work meetings to tabulate survey results. With the guidance of the Southwestern Regional Planning Commission, these work meetings will continue until results can be finalized and a public hearing held.

The Planning Board has openings and is currently seeking active members. A full board will enable members to accomplish all that we have planned. Please consider volunteering to be a part of planning for Langdon's future.

Respectfully submitted,

Langdon Planning Board
Marilyn Stuller, chair
Pat Breslend
Robert "Chops" Polcari
Robert Fant
Ron Batchelder "ex officio"
Curt Barnes, alternate
Haley Crosby, alternate

Heritage Commission 2013 Annual Report

It has been another active year at the LHC. We have enjoyed the support and participation of many wonderful people. As an example, Rodney Campbell renovated the historically significant wooden benches you see along the walls of the meetinghouse. Before his work, these benches were tied and wired to keep them together. They are now solid and secure and he has offered to make replicas as needed.

Royal and Dianne Holmes recently donated a treasure trove of slide photos and play scripts from the Langdon Players. This material has been cataloged and safely stored in the Heritage Commission Archives.

Dorothy Campbell also donated for safe keeping a generous box of historic Langdon memorabilia also including Langdon Players and Minstrel Show playbooks which will also be safely stored. Sometime in the future we plan to display this material for the whole town to enjoy.

Considerable work has been done by LHC members to catalog and protect important town artifacts. An example of this work can be seen in the Britton-Porter American Legion Post 57, WWI Honor Roll. The Parish House was the meeting place for the American Legion and the Honor Roll hung there for many years. The building is not used anymore and the Honor Roll was removed for safe keeping. The Heritage Commission asked permission from the Legion to preserve this hand painted piece of Langdon history. It was brought to a professional preservationist who removed mold and some stains from the paper and stabilized it from further deterioration. It was properly matted and framed under ultraviolet protective glass. An unveiling of this important piece took place September 22 at the Meetinghouse.

In early January 2014 we received a \$5000 grant from the Monadnock Region Community Fund through the New Hampshire Charitable Foundation. This money along with other funds will pay for the services of an architect. The architect will help us plan and present to the town ideas on how best to approach additional projects on the first floor. For example, Fire Code requirements must be accommodated. The building must meet ADA requirements and increase seating capacity must be addressed. Care must be taken to make sure that long range plans for the second floor are in keeping with its historical importance and its integrity is maintained while making it safe for the townspeople to use

The Selectboard budgeted and completed the much needed painting of the building exterior this past summer. In addition, the windows were glazed and washed. The Langdon sign was restored and some clapboards were replaced. Thank you to the townspeople who supported the Selectboard's warrant article that made this possible.

The Selectboard has also made plans to replace the aged first floor furnace and replace it with a new unit to be located in the new basement of the Meetinghouse.

Another special, community entertainment event has been planned for the afternoon of March 9th from 2:00 to 4:00. Edie Clark, who comes to us through the NH Humanities Council, will be giving a talk on regional foods — “Baked Beans and Fried Clams: How Food Defines a Region. This free event was made possible through the NH Humanities to Go Program and a donation from a local couple.

On May 18 we hosted a fund raising 5K run/walk. It was a special race this year, won by Langdon residents on both the men's and women's side. Griffin Dussault tied for first in the men's division and Jess O'Connor won the women's division.

Last November, the New Hampshire Preservation Alliance board of directors took a tour of the Meetinghouse. This is the organization that awards the prestigious "Seven to Save" designation of which the Meetinghouse is a recipient. They were impressed with the Town's progress since the award was granted in 2008.

The Meetinghouse is available for your use. The town's Administrative Assistant has all the information needed to request the use of the building for your function. The building has been used for meetings, talks, community and family events including birthday parties with music, dancing and catered food. It has also been used for the Sarah Porter Christmas pageant and other school events.

In 2007 the citizens of Langdon established the Heritage Commission according to "RSA 674:44 for the proper recognition, use, and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance within their natural, built, or cultural contexts." We count it a privilege to join in this work. We meet on the first Wednesday of the month at 7:00 in the Meetinghouse. All are welcome to attend.

Your tax deductible donation under IRS Code 170 C (1) can be sent to the Langdon Heritage Commission, 122 NH Rte 12A, Unit 4, Langdon, NH 03602 or you can visit www.langdonheritage.org and donate on-line. Checks can be made to "Langdon Heritage Commission".

Respectfully submitted,

Dennis McClary, Chair	Carole-Anne Centre, Secretary	Bud Ross, Ex officio
Kathryn Gallagher, Treasurer	Andrea Cheeney	Caroline Cross
Cliff Oster	John and Rita Gulardo	Mike Sweeney
		Lorraine Chaffee

Stokes Scholarship Committee

Annual Selection Meeting; June 5, 2013 – Langdon Municipal Meeting 7:00 p.m.

Members in attendance:

Kathleen Beam, Tina Christie, Robert Cunniff, Frederick McKee, Richard Morrison, and Frederick Roentsch

1. Applications were reviewed by the committee members.
2. It was moved by Richard Morrison, seconded by Kathy Beam that those students returning to a four year school with a cumulative average above 3.0 receive an award of \$8,000; (5 students total of \$40,000), the student attending Keene Beauty Academy receive an award of \$3,000, and the other four students receive awards of \$5,000 each (4 students total of \$20,000).

The following is a list of all applications received. All applicants were recommended for an award as follows:

Christina N. Chandler	Keene Beauty Academy	\$3,000
Eva Hagan	Skidmore	\$8,000
Evan Holmes	Cornell	\$8,000
Elizabeth Yoerger	Plymouth State University	\$8,000
Nina Simoneaux	Pratt Institute	\$8,000
Marie Simoneaux	Loyola University	\$8,000
Jamie Kathan	Keene State College	\$5,000
Ariel Porter	Keuka College	\$5,000
Micheal Henry	University of Southern Maine	\$5,000
Molly Anne Smith	Castleton State College	\$5,000

No lineal descendant of any Committee member received an award.

Vital Records Report 2013

Resident Birth Report

Child's Name	Birth Date	Birth Place	Father's Name	Mother's Name
FERREIRA, CHRISTOPHER DANIEL	02/12/2013	KEENE,NH	FERREIRA, MICHAEL	FERREIRA, SANDRA
MAYNARD, MIA ANN	04/19/2013	LEBANON,NH	MAYNARD, ZACHARY	MAYNARD, JENNIFER
EMERY, AUBREE LEE	12/25/2013	KEENE,NH	EMERY, JACOB	PRATT-FISHER, HILLORY

Resident Death Report

Decedent's Name	Death Date	Death Place	Father's Name	Mother's Name
STULLER, HELEN	01/09/2013	KEENE	HOMKO, STEPHEN	WALOTA, EVA N
MENTON, JOHN	04/09/2013	LANGDON	MENTON, FRANK	MERLINO, JOSEPHINE Y
MARTIN, TERRY	11/28/2013	KEENE	MARTIN, HAROLD	CURTIS, DORIS N

Resident Marriage Report

Person A's Name	Person B's Name	Date of Marriage
CHAFFEE, NATHAN G	COBURN, AMANDA L	08/03/2013

PAYROLL - WAGES PAID BY TOWN IN 2013

Adams, Everett	Building Inspector	\$1,000
Barnes, Curtiss	Sexton	\$2,198
Barnes, Michelle	Cemetery Labor	\$2,076
Barton, David	Highway Labor	\$600
Batchelder, Ron	Selectman	\$2,200
Beal, Kevin	Highway	\$11,539
Beam, Kathleen	Treasurer	\$1,000
Chaffee, Greg	Fire Chief	\$1,000
Cheeney, Andrea	Tax Collector	\$5,600
Christie, Tina	Dep. Town Clerk	\$832.50
Cunniff, Robert	Administrative Assistant	\$9,814
Esslinger, Angela	Town Clerk	\$6,260
Gosetti, Raymond	Police Officer	\$1,536
Grant, John	Selectman	\$2,200
Harrington, Myra	Checklist Supervisor	\$260
Holmes, Jeffrey	Moderator	\$150
Kemp, Ruth	Checklist Supervisor	\$135
L'Abbe, Raymond	Police Chief	\$16,117
Marquay, Joseph	Police Officer	\$120
Millard, Rose	Police Resource Officer	\$45,821
Moore, Jesse	Animal Control Officer	\$700
Porter, Todd	Road Agent	\$46,515
Whipple, Betty	Selectman	\$3,783

Langdon Fall Festival Committee Report 2013

2013 marked the 7th year of the Langdon Fall Festival. Over the years the festival has become a wonderful town event. Folk from near and far gather in the village to visit with friends, neighbors, craft vendors and non-profit groups. This year the Festival was a success because of the support the committee receives from family members, the Town of Langdon, local businesses and the folks who visit the Festival.

The Town hall was decorated with quilts galore. The community club celebrated 87 years of service to the town's people of Langdon with its historical display on the stage. The Langdon Heritage Commission proudly displayed the newly restored WWI Honor Roll and a history of each member listed on the honor roll.

We had over 40 vendor booths in town. The festival keeps growing every year. Here is a list of some of the local non-profits that participate : *Langdon Fire & Rescue, Fall Mountain Food Shelf, Langdon Heritage Commission, Langdon Community Club, Langdon Recreation committee: Kids Fishing Derby, Fall Mountain Fire Basketball, Cheshire United Soccer, FMRHS : Art, Hospitality Club, Sophomore Class, Junior Class, Football, Interact, Vilas School: Yearbook , Class of 2014, and Girls Basketball.*

If you are a member of a non-politically based non-profit, civic organization or a handmade craft vendor or demonstrator and would like a booth for the 2014 festival, please contact the festival committee for information. All booth spaces must be approved by the festival committee.

For festival updates follow us on facebook: [Langdonfallfestival](#)

Please save the date for this year's festival: September 27th from 10am-4pm.

We would also like to thank our sponsors for their ongoing support: Town of Langdon, AEBI Inc., and Holmes Farm

Thank you again for your help and supportsee you at the festival:

Andrea J Cheeney Kim Mastrianni Jennifer Doyle Carole-Anne Centre Katie Gallagher

2013 Annual Report

Fall Mountain Emergency Foodshelf
P. O. Box 191
Alstead, NH 03602

2013 was a very heart warming year. It was filled with much love, generosity, and caring for others. The spirit of kindness and reaching out to help others in need was very much alive in the Fall Mt area and in the hearts of our many donors.

In 2013 many more people needing help with food came to the Foodshelf than ever before. We were so thankful we never had to turn anyone away because we didn't have food to give them. Thanks to the many, many donors we had enough food to feed all who came to us for help. We do not receive any state or federal funding so we rely on our local support. All monies donated are used to purchase food, toilet paper, and our vehicle maintenance cost. The Foodshelf has no administrative costs.

In 2013, 15,909 times families came to the Foodshelf sites for food. These families included 46,102 individuals. We provided them with approximately 1,459,148 nutritious meals. Everyone who came left with a good supply of nutritious food and feeling cared about. The Foodshelf provides food for the body and food for the spirit. We were so blest we were able to provide 1,159 Thanksgiving dinner boxes at both our sites and 995 Christmas dinner boxes. People were so happy to receive the wonderful boxes filled with holiday foods for their family. Christmas and Thanksgiving are the two most special family days for sharing a meal together in America today. We were able to help the needy families have a wonderful dinner to celebrate with their loved ones. There were many tears and smiles of joy when they picked up their dinner boxes.

We at the Foodshelf and those we serve are truly grateful to the towns for their continued support. We are very thankful for the towns of Charlestown and Langdon for providing space for our sites. Both sites are very accessible for our clients and provide adequate parking for loading their groceries. Both sites make unloading truck loads of food convenient. With the need for food so great we often will get a 5000 to 7000 pound load of food to unload. We are also very thankful to the towns of Walpole, Acworth and Alstead for their monetary support.

We realize how blest we are when we think of the many families and individuals, local businesses, churches (many who do monthly food collections), organizations, our schools and their staff, the Girl Scouts, Boy Scouts, 4H Groups, and others who did such tremendous food and monetary collections. It is a phenomenal community effort that makes it all come together so the needs of our neighbors for food are met. We are grateful for the Town of Walpole Reuse Center for providing us with banana boxes, egg cartons and plastic bags which are very helpful.

For the 6th year our "Grow a Row for the Foodshelf" was a wonderful success. Many local farmers especially Pete's Stand and Green Wagon Farm and many local families and gardening groups regularly donated many varieties and large quantities of fresh local

grown produce. Our clients were so excited and grateful to have fresh vegetables and fruit to eat. Many families canned and froze some of the veggies and fruit to have for the winter. Our pickle man made at least 100 jars of pickles and relish to share with the families who come for food. We distribute donated canning jars and freezer bags to those interested in preserving. Many local farmers and gardeners are looking forward to sharing their gifts of produce with us. What a wonderful gift for so many of our neighbors.

2013 Annual Report

Through out the year we have benefited greatly from the bread and produce donated by Black River Produce, Bouyea-Fassetts Bakery in Keene, Shaws, Price Chopper, and a Vermont Bakery. We also greatly appreciate the support given to us by Mr.G's, the NH Food Bank, Walmart, and we have been receiving government surplus to help with our food supply. Our Great Provider is always taking care of those we serve. We have never had to turn anyone away because we didn't have enough food.

One of our biggest blessings and what makes it possible for us to help our needy neighbors is all the wonderful volunteers. Our volunteers are truly dedicated and put much love and caring into helping our clients. They all work hard and together to make it all happen. Some do trucking, some ordering, some loading and unloading truckloads of food (sometimes 6,000 to 7,000 pounds of food), shopping, stocking shelves and freezers, paper work, and helping our clients. It all comes together to make it a very positive experience for people in need to come to the Foodshelf. They leave with a good supply of nutritious food and feeling cared for and happy they came.

In the fall a NH family foundation challenged us to raise \$20,000 for food and they would match it. Thanks to all the generous people who care so much we met the challenge before Thanksgiving. The challenge has been such a blessing because it has greatly helped us keep a steady supply of food. We are grateful to all who contributed.

For the 17th year we will once again participate in the Feinstein Foundation "Million Dollar Challenge Against Hunger". The challenge is from March 1 to April 30th. All monetary donations and each donated food item counts as a dollar toward the proportional matching grant. This year Allen Feinstein is allowing us to take pledges of donations and count them toward the grant. Everyone is always so generous and caring during this time. It helps so very much. We hope and pray there will be many food drives. The numbers of food items donated add up quickly. It is always such a wonderful feeling knowing people care so much.

Thank you all so very much for the kind and generous support you gave the Foodshelf and those we serve in 2013 and throughout our 30 plus years. It is so heartwarming to be part of such caring and loving communities where people truly care about the well being of others. If the rest of the world was like our area what a world it would be. Many blessings to everyone for this year!

Respectfully submitted,

Mary Lou Huffling, Director

2013 Annual Report
Fall Mountain Friendly Meals
P. O. Box 191
Alstead, NH 03602

2013 was another truly wonderful year at the Friendly Meals. Our 26th year is another year of good fellowship and fun times as we break bread together every Tuesday and Thursday at 11 o'clockish at the Alstead Fire Station. People come from all the towns to enjoy a nutritious full course home cooked meal cooked and served with love. Many of the folks who come live alone and enjoy being with other folks. They have fun together and enjoy each others company. Friendly Meals is food for the body and food for the spirit.

The spirit of happy volunteerism is alive and well and living at the Friendly Meals. The dedicated group of volunteers has made the meals program successful for these 26 years. Many of the wonderful folks have been volunteering for the 26 years or most of them. Volunteers transport food from the storage area in Langdon to the kitchen, they help cook and transport the cooked food to the Fire Station, and they set up the meal site, serve the meals, prepare the meals on wheels, deliver all the meals on wheels, and clean up. These wonderful giving volunteers have brought good meals and much joy and love into the lives of so many people.

In 2013 we provided 27,306 hot meals to individuals in all the five towns in the Fall Mountain area. We averaged delivering 195 to 200 meals each Tuesday and Thursday to people in all the towns. The meals help people have good healthy home cooked food and allows them to stay in their homes. It is good to have someone stopping buy to bring the meals and to talk for a bit. People look forward to having the meals and the visit. We are so blest to have so many folks who give of their hearts and time to deliver all the meals twice a week. It is a beautiful gift.

We are so grateful to the Town of Alstead for the use of the Alstead Fire Station these 26 years and for the use of the building on Bragg Lane for our kitchen. It has been such a wonderful gift that has touched the lives of so many people over these many years. We are thankful to the Town of Langdon for donating the use of the space adjacent to the Foodshelf for the storage of food before we take it to the kitchen. It works well. We are thankful for the many donations and volunteers that helped repair the kitchen after the truck fire. The outpouring of caring and generosity was wonderful. Thanks to the kindness of the Masons we were able to cook at St. Paul's Masonic Lodge until our kitchen was back in operation. It was quickly repaired and all is well

Last summer we were blest with many delicious fresh vegetable and fruit from our local farmers and gardeners. The people loved them. Fresh produce is so healthy and tastes so good.

The Friendly Meals is entirely supported by local donations. We do not receive any state or federal assistance. We do get a little government surplus. All donations are used to purchase food and supplies for serving the food, and vehicle maintenance. The Friendly Meals has no administrative costs. We are thankful for the many people and groups that donate to us and help make the Friendly Meals possible for all our folks.

Once again for the 17th year the Friendly Meals is participating in the Feinstein Million Dollar Challenge Against Hunger. All monetary donations, each food item donated, and all pledges will count toward the grant. The Challenge is from March 1st to April 30th. We hope and pray we will do well as we always have.

Thank you for your continued support and kindness these 26 years. Many people's lives have been touched and blest by the meals program. It means so much to so many.

2014 will be another wonderful year of sharing meals together every Tuesday and Thursday.

Respectfully submitted,

Mary Lou Huffling,, Director

Forest Fire Warden's Report 2013

Langdon, again this year, was fairly quiet. We had a small incident off Winch Hill Road and fire department members promptly extinguished it. We also assisted North Walpole, Alstead, and Acworth with their woods fires and Langdon extinguished one non permit fire.

Again my deputies and I attended training conducted by the State of New Hampshire. Please read the attached State Forest Ranger's Report.

I wish to thank the people for obtaining fire burning permits and also for calling your burning in when no written permits are needed.

Please call me or a deputy warden with any concerns.

Respectfully submitted,

Fred P. Roentsch

Forest Fire Warden

603-835-6693

Report of Forest Fire Warden and State Forest Ranger

Your local Forest Fire Warden, Fire Department, and the State of New Hampshire Division of Forests & Lands, work collaboratively to reduce the risk and frequency of wildland fires in New Hampshire. To help us assist you, please contact your local Forest Fire Warden or Fire Department to determine if a permit is required before doing ANY outside burning. Under State law (RSA 227-L:17) a fire permit is required for all outside burning, unless the ground is completely covered with snow. The New Hampshire Department of Environmental Services also prohibits the open burning of household waste. Citizens are encouraged to contact the local fire department or DES at 603-271-1370 or www.des.state.nh.us for more information. Safe open burning requires diligence and responsibility. Help us to protect New Hampshire's forest resources. For more information please contact the Division of Forests & Lands at (603) 271-2214, or online at www.nhdf.org.

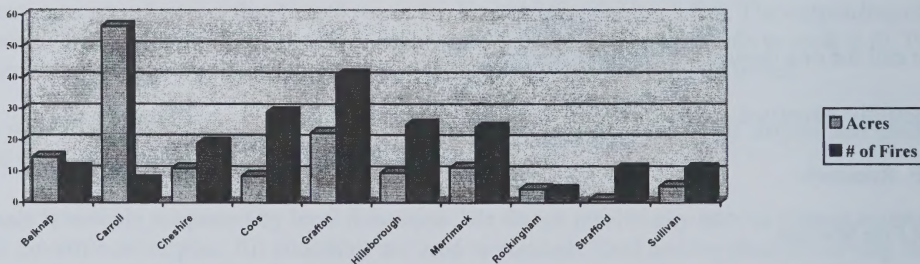
This past fire season started in late March with the first reported fire on March 26th 2013. April, which is the traditional start to our spring fire season, started very dry with little measurable precipitation until the middle of the month. Approximately 70% of our reportable fires occurred during the months of April and May. The largest fire was 51 acres on April 29th. 81% of our fires occurred on class 3 or 4 fire danger days. By mid May, extensive rains began which provided us with a very wet summer overall. We had a longer fall fire season due to drier than normal conditions following leaf fall. Fortunately most of these fires were small and quickly extinguished. The statewide system of 16 fire lookout towers continues to operate on Class III or higher fire danger days. Our fire lookouts are credited with keeping most fires small and saving several structures due to their quick and accurate spotting capabilities. The towers fire spotting was supplemented by the NH Civil Air Patrol when the fire danger was especially high. Many homes in New Hampshire are located in the wildland urban interface, which is the area where homes and flammable wildland fuels intermix. Several of the fires during the 2013 season threatened structures, a constant reminder that forest fires burn more than just trees. Homeowners should take measures to prevent a wildland fire from spreading to their home. Precautions include keeping your roof and gutters clear of leaves and pine needles, and maintaining adequate green space around your home free of flammable materials. Additional information and homeowner recommendations are available at www.firewise.org. Please help Smokey Bear, your local fire department, and the state's Forest Rangers by being fire wise and fire safe!

2013 FIRE STATISTICS

(All fires reported as of November 2013)

(figures do not include fires under the jurisdiction of the White Mountain National Forest)

COUNTY STATISTICS		
County	Acres	# of Fires
Belknap	14.5	11
Carroll	56.5	7
Cheshire	11	19
Coos	8.5	29
Grafton	22.3	41
Hillsborough	9.5	25
Merrimack	11.2	24
Rockingham	4.3	4
Strafford	1	11
Sullivan	5.2	11



CAUSES OF FIRES REPORTED

		Total	Fires	Total Acres
Arson	1	2013	182	144
Debris	69	2012	318	206
Campfire	12	2011	125	42
Children	1	2010	360	145
Smoking	10	2009	334	173
Railroad	0			
Equipment	4			
Lightning	0			
Misc.*	85			

(*Misc.: power lines, fireworks, electric fences, etc.)

ONLY YOU CAN PREVENT WILDLAND FIRE

